

July 27, 00

Item # 121

ORDINANCE NO. _____

1 AN ORDINANCE AMENDING ORDINANCE NO. 911114-F TO MODIFY THE
2 LAND USE PLAN, TO REZONE AND CHANGE THE ZONING MAP FROM
3 PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT
4 DEVELOPMENT (PUD) DISTRICT FOR LAND KNOWN AS THE CANYON
5 RIDGE PLANNED UNIT DEVELOPMENT LOCATED AT 7300 F.M. 2222 ROAD,
6 6500 AND 6508 JESTER BOULEVARD.

7
8 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

9
10 **PART 1.** Canyon Ridge planned unit development ("Canyon Ridge PUD") is comprised of
11 approximately 142 acres of land located generally in the vicinity of F.M. 2222 Road and
12 Jester Boulevard and more particularly described by metes and bounds in the Land Use
13 Plan incorporated into Ordinance No. 911114-F.

14
15 **PART 2.** Canyon Ridge PUD was approved November 14, 1991, under Ordinance No.
16 911114-F (the "Original PUD Ordinance").

17
18 **PART 3.** The zoning map established by Section 25-2-191 of the City Code is amended to
19 change the base district from planned unit development (PUD) district to planned unit
20 development (PUD) district on the property described by metes and bounds in Ordinance
21 No. 911114-F as approximately 142 acres of land that includes the following property
22 described in Zoning Case No. C814-89-0006.03, as follows:

23
24 Lots 2, 3, and 4, Block A, Canyon Ridge Phase B Subdivision, a subdivision in the
25 City of Austin, Travis County, according to the map or plat of record in Plat Book
26 93, Page 5, of the Plat Records of Travis County, Texas (the "Property"),

27
28 locally known as the property located at 7300 F.M. 2222 Road, and 6500 and 6508 Jester
29 Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map
30 attached as Exhibit "A". For purposes of this ordinance the property now identified as Lots
31 2, 3, and 4, is the same property as Tracts 2, 3, and 4 in the Original PUD Ordinance.

32
33 **PART 4.** This ordinance, together with the attached Exhibits "A" and "B", shall constitute
34 the land use plan for the Canyon Ridge PUD (the "PUD") created by this ordinance. The
35 PUD shall conform to the limitations and conditions set forth in the ordinance and the
36 Canyon Ridge planned unit development land use plan (the "PUD land use plan") on
37 record at the Neighborhood Planning and Zoning Department in File No. C814-89-

1 0006.03. If this ordinance and the attached exhibits conflict, the ordinance applies. Except
2 as otherwise specifically provided by this ordinance, all other rules, regulations and
3 ordinances of the City in effect on the effective date of this ordinance apply to the PUD.
4

5 **PART 5.** The attached exhibits are incorporated into this ordinance in their entirety as
6 though set forth fully in the text of this ordinance. The attached exhibits are as follows:
7

8 Exhibit A: Zoning map

9 Exhibit B: Amended Canyon Ridge PUD land use plan
10

11 **PART 6.** In accordance with Section 25-2-411(A) (*Planned Unit Development District*
12 *Regulations*) of the City Code, the following regulations apply to the Property instead of
13 otherwise applicable City Code regulations.
14

- 15 A. Section 25-8-341 (*Cut Requirements*) is modified to allow a maximum cut of 18 feet.
16 A cut area must be restored and stabilized in accordance with City rules and
17 regulations.
18
- 19 B. Section 25-8-342 (*Fill Requirements*) is modified to allow a maximum fill of 16 feet.
20
- 21 C. Section 25-8-302 (A) (1) (*Construction of a Building or Parking Area*) of the Code is
22 modified to allow construction on a slope that has a gradient of more than 25 percent.
23
- 24 D. Section 25-8-302 (B) (1) (*Construction of a Building or Parking Area*) of the Code is
25 modified to allow:
26
- 27 1. 10 percent impervious cover on a slope with a gradient of more than 15 percent
28 and not more than 25 percent; and
29
 - 30 2. 2.0 percent impervious cover on a slope with a gradient of more than 25 percent
31 and not more than 35 percent; and
32
 - 33 3. 1.0 percent impervious cover on a slope with a gradient of more than 35
34 percent.
35
- 36 E. Section 25-8-423 (C) (*Water Quality Transition Zone*) is modified to allow
37 construction of a water quality pond within the water quality transition zone.
38

1 F. Section 25-8-425 (*Transfer of Development Intensity*) is modified to allow a transfer
2 of development intensity from an adjoining parcel within the PUD to the Property in
3 an amount not to exceed 2.9617 acres.

4
5 G. A site plan may include an alternative landscaping plan that complies with Section 25-
6 2-1001 (*Procedures*).

7
8 **PART 7.** The following regulations apply to the Property.

9
10 A. A parking ratio of one space to each 275 square feet of development is permitted on
11 the Property.

12
13 B. A one-story parking structure with a 270 parking space capacity shall be constructed
14 on Lot 2, Lot 3, or Lot 4.

15
16 C. Part 5. II. Civic & Commercial Uses: The Permitted Use Chart is amended and
17 restated to allow the following permitted uses for Tracts 2, 3, and 4:

18
19

Administrative and business offices	Art gallery
Art workshop	Business support services
Indoor sports and recreation	Communication services
Consumer convenience services	Consumer repair services
Financial services	Food sales
General retail sales (convenience)	General retail sales (general)
Off-site accessory parking	Personal improvement services
Pet services	Professional office
Research services	Restaurant (limited)
Restaurant (general)	Veterinary services

20
21
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28

29
30 Medical offices (<5000 sq. ft. and >5000 sq. ft. of gross floor area)

31
32 D. Except as provided in this Subsection J, drive-in service as an accessory use for a
33 commercial use is permitted. Drive-in service for a restaurant (general or limited) use
34 is not permitted.

35
36 E. A drive through-lane for a drive-in service use shall be screened from visibility from
37 F.M 2222 Road.

1 F. Part 6 (a) (iii) is deleted in its entirety and the following is substituted in its place:

2
3 Height. Except as provided in this subsection, a building or structure may not exceed
4 a height of 28 feet above ground level within the Canyon Ridge PUD. A maximum
5 height of 34 feet, or two stories, is permitted on Tracts 2, 3, and 4, provided that a
6 height above 28 feet is measured from an allowed cut area located on the upslope side
7 of a building or structure.

8
9 G. Part 6 (b) (ii) and Part 6 (c) (i) are deleted. The restrictions for a maximum 4000
10 square foot of gross floor area per building or structure no longer apply to a structure
11 or building developed on the Property.

12
13 H. Two driveway cuts are permitted from the Property to Jester Boulevard as follows:

- 14
15 1. A full function driveway that allows right-in, right-out and left-in, left-out
16 movement; and
17
18 2. A limited function driveway that allows right-in and right-out movement only.

19
20 I. A 100-foot wide vegetative buffer shall be provided along F.M. 2222 Road to comply
21 with Hill Country Roadway requirements. Restoration of this area shall comply with
22 Section 2.7.0 of the Environmental Criteria Manual for moderate density revegetation.

23
24 **PART 8.** In all other respects the terms and conditions of Ordinance No. 911114-F, as
25 amended, remain in effect.

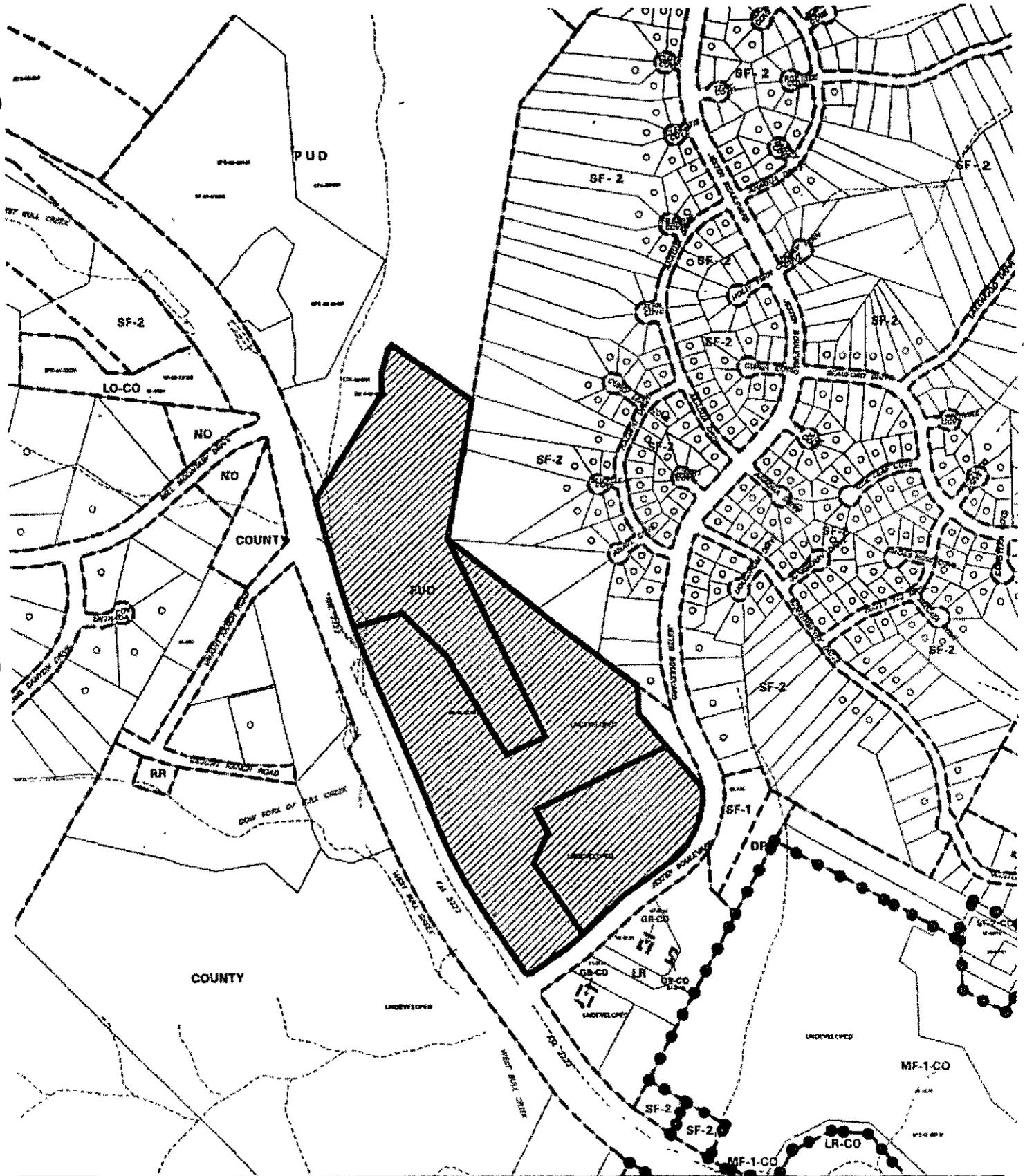
26
27 **PART 9.** This ordinance takes effect on _____, 2006.

28
29 **PASSED AND APPROVED**

30
31 §
32 §
33 _____, 2006 § _____

34 Will Wynn
35 Mayor

36
37
38 **APPROVED:** _____ **ATTEST:** _____
39 David Allan Smith Shirley A. Gentry
40 City Attorney City Clerk



	SUBJECT TRACT	PLANNED UNIT DEVELOPMENT		CITY GRID REFERENCE NUMBER F31
	PENDING CASE	CASE #: C814-89-0006.03 "EXHIBIT A"		
ZONING BOUNDARY	ADDRESS: 7300 F M 2222 RD AT		DATE: 05-10	
CASE MGR: S.SIRWAITIS	JESTER BLVD		INTLS: SM	
SCALE: 1" = 500'	SUBJECT AREA (acres): 56.950			

Item # 121

Zoning Case No. C814-89-006.03

RESTRICTIVE COVENANT

OWNER: FM 2222/Jester, L.P., a Texas limited partnership
ADDRESS: 11200 FM 2222, Austin, Texas 78730
CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.
PROPERTY: Lots 2, 3, and 4, Block A, Canyon Ridge Phase B Subdivision, a subdivision in the City of Austin, Travis County, according to the map or plat of record in Plat Book 93, Page 5, of the Plat Records of Travis County, Texas.

WHEREAS, the Owners of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owners of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owners of the Property, its heirs, successors, and assigns.

1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.
2. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "A". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "B", may not be included.
3. All required shade trees shall be a minimum 4-foot caliper.
4. For a 5-foot wide sidewalk six inch caliper trees shall be planted every 30 feet on center and lighting will be provided at intervals of 50 feet.

5. The owner shall provide a rainwater collection and irrigation system from rooftop areas for irrigation of managed landscaped areas. The rainwater collection system shall provide an overall volume of 500 gallons of storage for each 1,000 sq. ft. of rooftop. The rainwater collection system shall be maintained at least once a year to remove organic debris and to ensure that the system is functioning as designed.
6. A minimum of 40 percent of the material for internal sidewalk construction shall be pervious pavers.
7. Design elements to be included within the development project shall include, stone veneer, colored concrete, and raised flowerbeds.
8. The wall of a water quality pond shall be constructed using a design element or feature that reduces the visual impact of the height of the wall as viewed from FM 2222.
9. Screening shall exceed by 50 percent the screening requirements for the Hill Country Roadway corridor as set forth in the City Code.
10. Unless exempted below, the site shall be divided into blocks no longer than 660 feet by 330 feet from curb to curb. The maximum block length applies both to blocks containing buildings and blocks containing surface parking. This standard shall not require the block front adjacent to a Hill Country Roadway to be divided in a manner inconsistent with state highway access spacing requirements.
11. An individual knowledgeable in erosion controls and tree protection to conduct daily inspections of the site during site development shall be required on site (the "Environmental Reviewer"). The Environmental Reviewer shall be chosen by the Owner in its sole discretion. This person will be responsible for maintaining a daily log to be kept on site and accessible to the City environmental inspector.
12. A fast food restaurant is not permitted on the Property. For purposes of this covenant fast food restaurant means a restaurant that does not offer table service and typically has drive-in or drive-through window service. Table service means that wait staff takes orders at the dining tables and delivers those orders to patrons at the tables, the establishment maintains a full service kitchen, and food is presented to patrons in non-disposable containers.
13. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

14. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
15. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
16. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 2006.

OWNERS:

**Fm 2222/Jester, L.P.,
a Texas limited partnership**

By: Pecan Center, Inc.,
a Texas corporation,
its general partner

By: _____
Louis R. Williams,
Title: _____

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of ____
2006 by Louis R. Williams, _____ of Pecan Center, Inc., a Texas
general partner of FM 2222/Jester, L.P., a Texas limited partnership, on behalf of th
and the limited partnership.

Notary Public, State of Texas

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Paralegal

EXHIBIT A

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas <i>Fraxinus texensis</i>	Oak, Escarpment Live <i>Quercus fusiformis</i>
Arizona Cypress <i>Cupressus arizonica</i>	Oak, Lacey <i>Quercus glaucooides</i>
Big Tooth Maple <i>Acer grandidentatum</i>	Oak, Monterey (Mexican White) <i>Quercus polymorpha</i>
Cypress, Bald <i>Taxodium distichum</i>	Oak, Shumard <i>Quercus shumardii</i>
Cypress, Montezuma <i>Taxodium mucronatum</i>	Oak, Texas Red <i>Quercus texana</i> (<i>Quercus buckleyi</i>)
Elm, Cedar <i>Ulmus crassifolia</i>	Pecan <i>Carya illinoensis</i>
Elm, Lacebark <i>Ulmus parvifolia</i>	Soapberry <i>Sapindus drummondii</i>
Honey Mesquite <i>Prosopis glandulosa</i>	
Oak, Bur <i>Quercus macrocarpa</i>	
Oak, Chinquapin <i>Quercus muhlenbergii</i>	
Oak, Southern Live <i>Quercus virginiana</i>	

Small Trees/Large Shrubs

Anacacho Orchit Tree <i>Bauhinia congesta</i>	Persimmon, Texas <i>Diospyros texana</i>
Buckeye, Mexican <i>Ungnadia speciosa</i>	Pistachio, Texas <i>Pistacia texana</i>
Buckeye, Rec <i>Aesculus pavia</i>	Plum, Mexican <i>Prunus mexicana</i>
Caolina Buckthorn <i>Rhamnus caroliniana</i>	Pomegranate <i>Punica granatum</i>
Cherry Laurel <i>Prunus caroliniana</i>	Redbud, Mexican <i>Cercis canadensis 'mexicana'</i>
Crape Myrtle <i>Lagerstroemia indica</i>	Redbud, Texas <i>Cercis canadensis var. 'texensis'</i>
Desert Willow <i>Chilopsis linearis</i>	Retama Jerusalem Thorn <i>Parkinsonia aculeata</i>
Dogwood, Roughleaf <i>Cornus drummondii</i>	Senna, Flowering <i>Cassia corymbosa</i>
Escarpment Black Cherry <i>Prunus serotina var. eximia</i>	Smoke Tree, American <i>Cotinus obovatus</i>
Eve's Necklace <i>Sophora affinis</i>	Sumac, Flameleaf <i>Rhus lanceolata</i>
Goldenball Leadtree <i>Leucaena retusa</i>	Viburnum, Rusty Blackhaw <i>Viburnum rufidulum</i>
Holly, Possumhaw <i>Ilex decidua</i>	Viburnum, Sandankwa <i>Viburnum suspensum</i>
Holly, Yaupon <i>Ilex vomitoria</i>	
Mountain Laurel, Texas <i>Sophora secundiflora</i>	

American Beautyberry *Callicarpa americana*
 Artemisia *Artemisia 'Powis Castle'*
 Barbados Cherry *Malpighia glabra*
 Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
 Basket Grass (Sacahuista) *Nolina texana*
 Black Dalea *Dalea frutescens*
 Bush Germander *Teucrium fruticans*
 Butterfly Bush *Buddleja davidii*
 Butterfly Bush, Woolly *Buddleja murrubifolia*
 Coralberry *Symphoricarpos orbiculatus*
 Cotoneaster *Cotoneaster sp.*
 Eleagnus *Eleagnus pungens*
 Esperanza/Yellow Bells *Tecoma stans*
 Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
 Fragrant Mimosa *Mimosa borealis*
 Holly, Burford *Ilex cornuta 'Burfordii'*
 Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
 Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
 Jasmine, Primrose *Jasminum mesnyi*
 Kidneywood *Eysenhardtia texana*
 Lantana, Native *Lantana horrida*
 Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
 Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
 Mock Orange *Philadelphus coronarius*

Palmetto *Sabal minor*
 Prickly Pear *Opuntia engelmannii var. lindheimeri*
 Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
 Rose, Lamarne *Rosa 'Lamarne'*
 Rose, Livin' Easy *Rosa 'Livin' Easy'*
 Rose, Marie Pavie *Rosa 'Marie Pavie'*
 Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
 Rose, Mutabilis *Rosa 'Mutabilis'*
 Rose, Nearly Wild *Rosa 'Nearly Wild'*
 Rose, Old Blush *Rosa 'Old Blush'*
 Rose, Perle d'or *Rosa 'Perle d'or'*
 Rock Rose *Pavonia lasiopetala*
 Rosemary *Rosmarinus officinalis*
 Sage, Mountain *Salvia reglia*
 Sage, Texas (Cenizo) *Leucophyllum frutescens*
 Senna, Lindheimer *Cassia lindheimeriana*
 Southern Wax Myrtle *Myrica cerifera*
 Sumac, Evergreen *Rhus virens*
 Sumac, Fragrant (Aromatic) *Rhus aromatica*
 Texas Sotol *Dasylirion texanum*
 Turk's Cap *Malvaviscus arboreus*
 Yucca, Paleleaf *Yucca pallida*
 Yucca, Red *Hesperaloe parviflora*
 Yucca, softleaf *Yucca recurvifolia*
 Yucca, Twistleaf *Yucca rupicola*

Bush Morning Glory *Ipomoea fistulosa*
 Butterfly Weed *Asclepias tuberosa*
 Butterfly Weed 'Mexican' *Asclepias curassivica*
 Cast Iron Plant *Aspidistra elatior*
 Chile Pequin *Capsicum annuum*
 Cigar Plant *Cuphea micropetala*
 Columbine, Red *Aquilegia canadensis*
 Columbine, Yellow *Aquilegia chrysantha* 'Texas Gold'
 Coreopsis *Coreopsis lanceolata*
 Daisy, Blackfoot *Melampodium leucanthum*
 Daisy, Copper Canyon *Tagetes lemmonii*
 Damiantia *Crysactina mexicana*
 Fall Aster *Aster oblongifolius*
 Fern, River *Thelypteris kunthii*
 Firebush *Hamelia patens*
 Gaura *Gaura lindeheimeri*
 Gayfeather *Liatris mucronata*
 Gregg Dalea *Dalea greggii*
 Hibiscus, Perennial *Hibiscus moscheutos*, *Hibiscus coccineus*
 Honeysuckle, Mexican *Justicia spicigera*
 Hymenoxys (Four Nerve Daisy) *Tetranneuris scaposa*
 Indigo Spires *Salvia 'Indigo Spires'*
 Iris, Bearded *Iris albicans*
 Iris, Butterfly/Bicolor (African) *Dietes sp.*
 Lamb's Ear *Stachys byzantina*
 Lantana *Lantana x hybrida* (many varieties)

Obedient Plant, Fall *Physostegia virginiana*
 Oregano, Mexican *Poliomintha longiflora*
 Penstemon *Penstemon sp.*
 Phlox, Fragrant *Phlox pilosa*
 Pink Skullcap *Scutellaria suffrutescens*
 Plumbago *Plumbago auriculata*
 Poinciana, Red Bird of Paradise, Pride of Barbados
Caesalpinia pulcherrima
 Primrose, Missouri *Oenothera macrocarpa*
 Purple Coneflower *Echinacea purpurea*
 Ruellia *Ruellia brittoniana*
 Sage, Cedar *Salvia roemeriana*
 Sage, Jerusalem *Phlomis fruticosa*
 Sage, Majestic *Salvia guaranitica*
 Sage, Mealy Blue *Salvia farinacea*
 Sage, Mexican Bush *Salvia leucantha*
 Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
 Sage, Russian *Perovaskia atriciplifolia*
 Sage, Scarlet or 'Tropical' *Salvia coccinea*
 Salvia, Gregg (Cherry Sage) *Salvia greggii*
 Shrimp Plant *Justicia brandegeana*
 Texas Betony *Stachys coccinea*
 Verbena, Prairie *Verbena bipinnatifida*
 Yarrow *Achillea millefolium*
 Zexmenia *Wedelia texana*

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
Bluestem, Bushy *Andropogon glomeratus*
Bluestem, Little *Schizachyrium scoparium*
Fountain Grass, Dwarf *Pennisetum alopecuroides*
Indian Grass *Sorghastrum nutans*
Inland Sea Oats *Chasmanthium latifolium*

Mexican Feathergrass (Wiregrass) *Stipa tenuissima*
Muhly, Bamboo *Muhlenbergia dumosa*
Muhly, Big *Muhlenbergia lindheimeri*
Muhly, Deer *Muhlenbergia rigens*
Muhly, Gulf *Muhlenbergia capillaris*
Muhly, Seep *Muhlenbergia reverchonii*
Sideoats Grama *Bouteloua curtipendula*
Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum asiaticum*
Carolina Jessamine *Gelsemium sempervirens*
Coral Vine *Antigonon leptopus*
Crossvine *Bignonia capreolata*
Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera sempervirens*
Lady Banksia Rose *Rosa banksiae*
Passion Vine *Passiflora incarnata*
Trumpet Vine *Campsis radicans*
Virginia Creeper *Parthenocissus quinquefolia*

Groundcover

Aztec Grass *Ophiopogon japonicus*
Frogfruit *Phyla incisa*
Horseshoe *Calypocarpus vialis*
Leadwort *Plumbago Ceratostigma plumbaginoides*
Liriope *Liriope muscari*
Monkey Grass (Mondo Grass) *Ophiopogon japonicus*
Oregano *Origanum vulgare*
Periwinkle, Littleleaf *Vinca minor*
Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
Santolina (Lavender Cotton) *Santolina chamaecyparissus*
Sedge, Berkeley *Carex tumulicola*
Sedge, Meadow *Carex perdentata*
Sedge, Texas *Carex texensis*
Sedum (Stonedrop) *Sedum nuttallianum*
Silver Ponyfoot *Dichondra argentea*
Woolly Stemodia *Stemodia lanata*
(*Stemodia tomentosa*)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby', 'Common'
Buffalo '609', 'Stampede', 'Prairie'
St. Augustine 'Baby', 'Common', 'Raleigh', 'Delmar'

Zoysia, Fine Leaf 'Matrella', 'Emerald', 'Zorro'
Zoysia, Coarse Leaf 'Japonica', 'Jamur', 'El Toro', 'Palis'

EXHIBIT B

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUB:

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Aus soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven